

096.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

960,100 / 960,100

USE VALUE:

960,100 / 960,100

ASSESSED:

960,100 / 960,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		COLUMBIA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MANOLAKIS DIMITRI G	
Owner 2: JASONIDES ANNA	
Owner 3:	

Street 1: 111 COLUMBIA RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 13,740 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 2339 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13740		Sq. Ft.	Site		0	70.	0.61	4									582,543						582,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13740.000	377,600		582,500	960,100		62700
							GIS Ref
							GIS Ref
							Insp Date
							09/13/18

PREVIOUS ASSESSMENT								Parcel ID	096.0-0001-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,600	0	13,740.	582,500	960,100	960,100	Year End Roll	12/18/2019
2019	101	FV	295,200	0	13,740.	582,500	877,700	877,700	Year End Roll	1/3/2019
2018	101	FV	295,600	0	13,740.	499,300	794,900	794,900	Year End Roll	12/20/2017
2017	101	FV	295,600	0	13,740.	466,000	761,600	761,600	Year End Roll	1/3/2017
2016	101	FV	295,600	0	13,740.	399,500	695,100	695,100	Year End	1/4/2016
2015	101	FV	294,100	0	13,740.	357,800	651,900	651,900	Year End Roll	12/11/2014
2014	101	FV	294,100	0	13,740.	331,200	625,300	625,300	Year End Roll	12/16/2013
2013	101	FV	294,100	0	13,740.	315,800	609,900	609,900		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAPOLITANO LENA	28883-489		7/27/1998		347,000	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/16/2002	762	Wood Dec	8,800	O		G4	GR FY04	REMOVE DECK-BUILD	9/13/2018	Meas/Inspect	BS	Barbara S					
4/19/1995	192	Manual	2,700						6/4/2009	Measured	189	PATRIOT					
									11/8/1999	Mailer Sent							
									10/15/1999	Measured	266	PATRIOT					
									8/1/1991		JK						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION

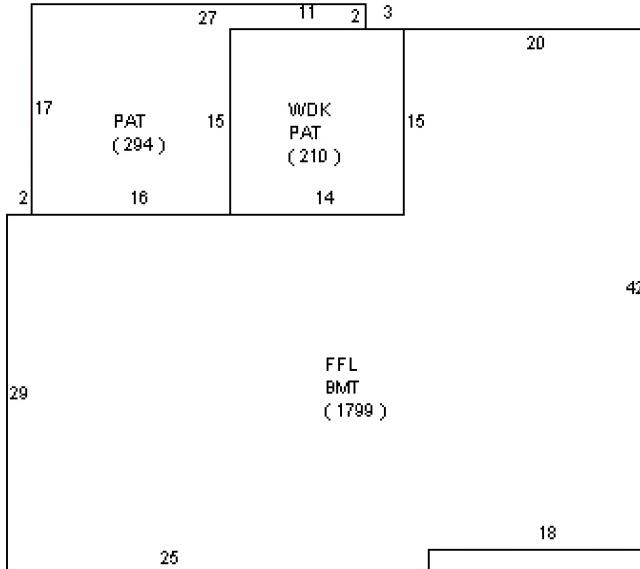
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

LARGE SCUTTLE W/ 1/2 STAIRCASE.

SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1958
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.23365760
Const Adj.:	1.00141025
Adj \$ / SQ:	117.363
Other Features:	92821
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463941
Depreciation:	86293
Depreciated Total:	377648

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	142.01	
Special Features:	0	Val/Su Net:	87.57	
Final Total:	377600	Val/Su SzAd:	209.89	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	G	GD	1997	0.00	T	13.2	101					

PARCEL ID

096.0-0001-0007.0

Total:

Total:

Total:

Total:

**AssessPro Patriot Properties, Inc**